162.0	0001	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	888,400	/	888,400
USE VALUE:	888,400	/	888,400
ASSESSED:	888,400	/	888,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		LINDEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LION RUDOLF & SHIRA S
Owner 2:	
Owner 3:	
Street 1:	20 LINDEN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HEPTIG CHRISTIAN E & RUTH E -
Owner 2:	-
Street 1:	20 LINDEN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476-5914

NARRATIVE DESCRIPTION

This parcel contains 11,375 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1908, having primarily Wood Shingle Exterior and 1870 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11375.000	378,500	3,700	506,200	888,400
Total Card	0.261	378,500	3,700	506,200	888,400
Total Parcel	0.261	378,500	3,700	506,200	888,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 475.18 | /Parcel: 475.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 162.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	377,300	3700	11,375.	506,200	887,200	887,200	Year End Roll	12/18/2019
2019	101	FV	299,100	3700	11,375.	506,200	809,000	809,000	Year End Roll	1/3/2019
2018	101	FV	298,600	3700	11,375.	448,400	750,700	750,700	Year End Roll	12/20/2017
2017	101	FV	298,600	3700	11,375.	376,100	678,400	678,400	Year End Roll	1/3/2017
2016	101	FV	298,600	3700	11,375.	376,100	678,400	678,400	Year End	1/4/2016
2015	101	FV	281,400	3700	11,375.	325,400	610,500	610,500	Year End Roll	12/11/2014
2014	101	FV	281,400	3700	11,375.	314,600	599,700	599,700	Year End Roll	12/16/2013
2013	101	FV	281,400	3700	11,375.	299,400	584,500	584,500		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12628

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEPTIG CHRISTIA	30718-249		9/30/1999		417,500	No	No		
	10922-281		8/7/1965			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/7/2020	748	Heat App	14,787	C				
2/19/2020	232	Redo Kit	18,300	C				
10/4/2018	1454	Re-Roof	11,000	C				
1/20/2011	45	Manual	4,321					INSULATE

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
11/11/2008	Meas/Inspect	355	PATRIOT
3/8/2000	Inspected	276	PATRIOT
12/16/1999	Mailer Sent		
12/2/1999	Measured	263	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11375		Sq. Ft.	Site		0	70.	0.64	8			Easemen	-5					506,231						506,200	

Total AC/HA: 0.26113 | Total SF/SM: 11375 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 506,231 | Spl Credit | Total: 506,200

PRINT

Date	Time
12/11/20	02:42:00

LAST REV

Date	Time
10/26/20	10:12:54

danam

GIS Ref / GIS Ref / Insp Date

Insp Date: 10/01/18

User Acct: 107823

!12628!

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1908	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	A - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	1 - AB Avg		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.21161747
Const Adj.:	1.14692616
Adj $ / SQ:	180.653
Other Features:	75000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	548594
Depreciation:	170064
Depreciated Total:	378530

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

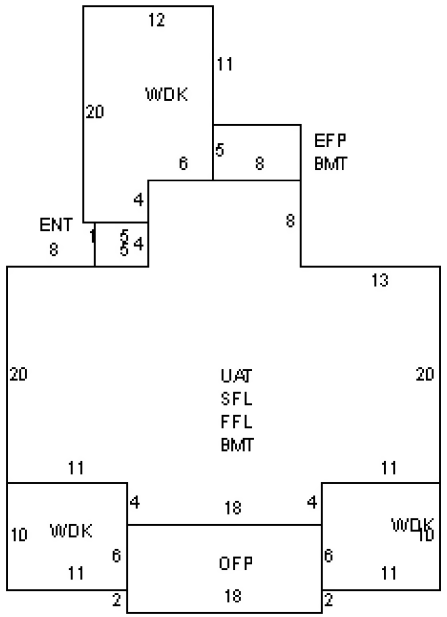
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	198.72
Special Features:	0	Val/Su Net:	100.13
Final Total:	378500	Val/Su SzAd	202.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,024	54.200	55,496
FFL	First Floor	984	180.650	177,762
SFL	Second Floor	886	180.650	159,986
WDK	Deck	436	9.510	4,147
UAT	Upper Attic	246	72.260	17,776
OFP	Open Porch	144	32.070	4,618
EFP	Enclos Porch	40	83.270	3,331
ENT	ENTRY	20	30.280	606
	Net Sketched Area:	3,780	Total:	423,722

Size Ad	1869.5999	Gross Are	4616	FinArea	1870

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

162.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1915	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700